

EXECUTIVE SUMMARY

PLAN VISION

The vision of the Torrey Pines Community Plan (Plan) is to provide, in a democratic manner, the highest possible quality of life for residents and businesses while preserving the community's unique natural environment.

The Torrey Pines planning area is a community rich in environmentally sensitive resources. The community contains large areas of Torrey Pine trees, lagoons, wetlands, sandstone bluffs and canyons that in turn provide habitat for several species of unique wildlife. In addition to environmental resources and wildlife, the Torrey Pines community also provides a unique living and working environment for its people. This Plan provides goals, policies and an action plan designed to protect the health, safety and welfare of both its residents and the natural environment.

KEY POLICIES

The following key policies reflect the underlying concern for the Torrey Pines community planning area. These policies reflect the Plan vision which is a theme interwoven throughout all the elements of this Plan.

1. All development adjacent to open space areas shall be designed to reduce visual and development impacts.
2. Provide safe roadways for pedestrians, bicyclists and vehicular traffic, including traffic control measures and pedestrian crossings where necessary.
3. Residential development shall reflect the diversity of existing homes in the community, and shall be in compliance with all development regulations. The community does not recommend or support, within single-family zoned areas, the construction of shared housing (also known as mini-dorms or Go-Homes).
4. Commercial development shall be designed to avoid impacts to adjacent residential areas.
5. The construction of public projects shall avoid impacts to residential neighborhoods.
6. Public projects (utilities, roads, railroad, etc.) that cross or encroach into open space areas shall eliminate or avoid loss to biological resources, shall result in no net loss to wetlands, and shall be required to contribute to the restoration and enhancement of those open space areas.

7. New industrial and commercial development proposed adjacent to identified open space corridors shall contribute to the preservation of these areas.
8. Public mass transit service, including bus, light rail, and commuter rail should be provided to and through the Torrey Pines community.
9. Emphasize the citywide importance of and encourage the location of scientific research, biotechnology, and clean manufacturing uses in Sorrento Valley because of its proximity to UCSD and the University and Mira Mesa communities' industrial areas. Provide adequate mass transit and/or transportation facilities to the Sorrento Valley Area.
10. Useable public parks and active playing fields should be provided within the planning area for use by all age groups.
11. Affordable housing should be provided within the planning area.